

TRUSTEE'S DEED

Jul 9 10 30 AM '98

STATE OF MISSISSIPPI:

COUNTY OF DESOTO:

BK 336 PG 173
W.E. DAVIS CH. CLK.

WHEREAS, on the 3rd day of September, 1993, Daniel Scott Sykes, executed a Deed of Trust to James E. Woods, Trustee for the benefit of Citizens Bank, which Deed of Trust is recorded in Trust Deed Book 661, Page 70 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable, in accordance with the terms of said Deed of Trust, and the holder of the said indebtedness having requested the undersigned Trustee to execute the trust and to sell said land in accordance with the terms of said Deed of Trust.

NOW THEREFORE, in consideration of the premises, I, James E. Woods, Trustee, did pursuant to said request, on the 19th day of June, 1998, within legal hours, at the East door of the Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to Citizens Bank, they being the highest bidder for cash at and for the sum of Twenty Five Thousand One Hundred Eighteen and 85/100 Dollars (\$25,118.85), the land described in said Deed of Trust lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

3 acres in the Northeast Quarter of Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi, described as commencing at the Southeast corner of the Northeast Quarter of Section 28, running thence North along the center of a county road 660 feet to a point, being the Northeast corner of Lot 2 of Watson Farms, running thence South 86°-30' West 1650 feet to a stake; thence North 6°-17' West 330 feet to a stake; thence North 86°-30' East along the South boundary of Lot 4, 1189.24 feet to the point of beginning; thence North 86°-30' East 466.7 feet to the center of said county road; thence South along the center of said county road 270 feet; thence South 86°-30' West 466.7 feet; thence North 6°-17' West 270 feet to the point of beginning.

Also conveyed is an easement across the Southeast corner of Lot 4 of Watson Farms, same being described of record in Deed Book 237, Page 106, land deed records of DeSoto County, Mississippi.

The time, terms and place of sale were duly advertised for four (4) consecutive weeks immediately preceding said sale by publication in The DeSoto County Tribune, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof, and by posting the notice of said sale upon the bulletin board of the Courthouse in said county, on the 21st day of May, 1998, and said notice remaining upon said bulletin board until the date for the sale of the land, to-wit: June 19, 1998.

The proceeds of said sale were distributed by me as follows: The DeSoto County Tribune \$95.53, James E. Woods Trustee fee \$400.00, balance remaining in my hands paid to Citizens Bank to apply on the indebtedness due it by Daniel Scott Sykes.

THEREFORE, in consideration of the premises and the payment to me of the said sum of Twenty Five Thousand One Hundred Eighteen and 85/100 Dollars (\$25,118.85), by the said Citizens Bank, the receipt of which is hereby acknowledged, I, James E. Woods Trustee do hereby convey and sell to Citizens Bank, the land herein before described.

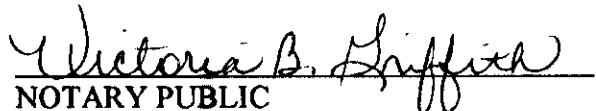
WITNESS MY SIGNATURE, this the 6th day of July, 1998.


JAMES E. WOODS, TRUSTEE

STATE OF MISSISSIPPI

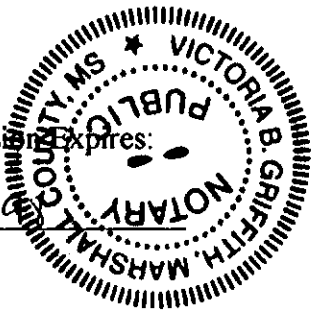
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 6th day of July, 1998, within my jurisdiction, the within named JAMES E. WOODS, TRUSTEE, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

12-17-99



GRANTOR'S ADDRESS

P.O. Box 456
Olive Branch, MS 38654
Phone: 601-895-2996

GRANTEE'S ADDRESS

P.O. Box 667
Byhalia, MS 38611
Phone: 601-838-2146

P.O. Box 486
Olive Branch, MS 38654

601-895-6220

D.W. JONES
PUBLISHER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, D.W. Jones, Publisher of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

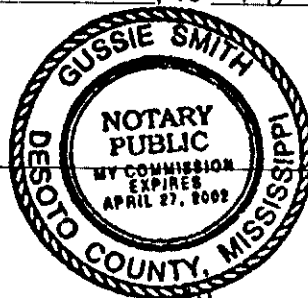
In Vol. <u>XXVI</u>	No. <u>30</u>	, dated the <u>17th</u>	day of <u>June</u>	, 19 <u>98</u>
In Vol. <u>XXVI</u>	No. <u>29</u>	, dated the <u>10th</u>	day of <u>June</u>	, 19 <u>98</u>
In Vol. <u>XXVI</u>	No. <u>28</u>	, dated the <u>3rd</u>	day of <u>June</u>	, 19 <u>98</u>
In Vol. <u>XXVI</u>	No. <u>27</u>	, dated the <u>27th</u>	day of <u>May</u>	, 19 <u>98</u>
In Vol. _____	No. _____	, dated the _____	day of _____	, 19 _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

D.W. Jones
PUBLISHER

Sworn to and subscribed before me, this 18th
day of June, 19 98
(SEAL)

Gussie Smith
NOTARY PUBLIC



My commission expires _____
To Woods & Snyder
for taking the annexed publication of 411
words or the equivalent thereof for a total of four (4)
times \$ 94.53, plus \$1.00 for making a proof
of publication and depositing to same for a total cost
of \$ 95.53.

TRUSTEE'S NOTICE OF SALE

WHEREAS, on September 8, 1993, Daniel Scott Sykes, executed a Deed of Trust to James E. Woods, Trustee for the benefit of Citizens Bank, which Deed of Trust is recorded in Trust Deed Book 681, Page 70, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness, Citizens Bank, having requested the undersigned Trustee to execute the trust and sell the said land in accordance with the Deed of Trust.

NOW, THEREFORE, I, James E. Woods, Trustee, under the provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will, on the 19th day of June, 1998, offer for sale at public outcry and sell, within legal hours, between the hours of 11:00 a.m. and 4:00 p.m. at the East door of the County Courthouse of DeSoto County, at Hemando, Mississippi, for cash, to the highest and best bidder, the following described land situated in DeSoto County, Mississippi, to-wit:

.3 acres in the Northeast Quarter of Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi, described as commencing at the Southeast corner of the Northeast Quarter of Section 28, running thence North along the center of a county road 680 feet to a point, being the Northeast corner of Lot 2 of Watson Farms, running thence South 85° -30' West 1850 feet to a stake; thence North 6° -17' West 330 feet to a stake; thence North 86° -30' East along the South boundary of Lot 4, 1189.24 feet to the point of beginning; thence North 86° -30' East 466.7 feet to the center of said county road; thence South along the center of said county road 270 feet; thence South 86° -30' West 466.7 feet; thence North 6° -17' West 270 feet to the point of beginning.

Also conveyed is an easement across the Southeast corner of Lot 4 of Watson Farms, same being described of record in Deed Book 237, Page 106, land deed records of DeSoto County, Mississippi.

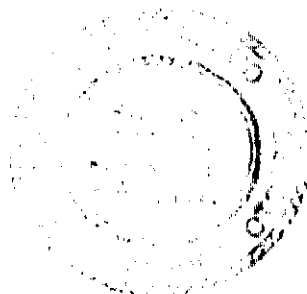
I will convey only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE, this the 21st day of May, 1998.

By James E. Woods

Trustee

May 27, June 3, 10, 17-occ.



WTS